

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

November 8, 2023, February 12, 2024 March 19, 2025 - Revised
September 1, 2023

Town of Skaneateles Planning Board
24 Jordan Street, Skaneateles, NY 13152

Re: Josh LaGrow – ‘Village Meadow Subdivision’
Franklin Street Road - Tax Map # 047.-01-06.1

NARRATIVE

The Franklin Street property is 19.16 Acres with 60 ft of road frontage located in the RR District outside the Lake Watershed Overzone. The property gently slopes to the east and drains towards a couple ditches and culverts that cross Franklin Street Road. Small residential lots abut the northeast side of the property and farmland abuts the south and west sides. A utility line crosses the north end of the property and some semi-steep land is to the west. The property is currently used for growing crops. It is within a Town water district and the soils have moderate to poor pecculation. A Land Suitability Analysis below indicates the only conservation value would be in the current agricultural field and possible moderate sloped land in one area.

Josh LaGrow is interested in proposing a develop of eight, two acre residential lots for moderate sized homes that would appeal to families, being close to the Village, on a **private** road. The property has one acre of steep slope area greater than 12% and 0.16 acres of utility easement resulting in 18.0 acres of buildable land. There are no wetlands or watercourses according to the Town’s Environmental Resources Planning Map. A new **private** road, no longer than 800 feet with a **circle at the west end**, will serve the proposed 8 new lots and a **20 ft wide strip would continue to the adjacent farmland to the west for a walkway connection to any future development**. This road would consume about 1.5 acres. Each lot would have at least the required 150 ft of frontage on the road. In that the septic systems will be raised beds or alternative systems, larger lot sizes are necessary vs smaller Conservation subdivision lots. Storm water areas have been contemplated along the Northeast side of the **property**.

The only waiver required would be for the existing 60 ft lot width for a **Private** Road at Franklin Street for a distance of 200 ft whereas 66 ft is required. Section 131-2.B.6 allows the Planning board to grant a waiver to this. A permanent cul-de-sac **will terminate the private road**. The cul-de-sac with a circle road would be the required 100 ft minimum outside diameter and less than 800 ft back from Franklin Street with the allowed eight lots on it. **To provide an appropriate graded road with low slope at the entrance to Franklin Street, retaining walls will be incorporated into the grading plan**. Dedicated public water lines would be extended into the development with fire hydrant. Drainage easements and a Town Drainage district would be established. Relevant Code Sections have been provided with earlier submissions. **An HOA will be formed to manage and maintain the private roads, retaining walls, wildflower meadows and stormwater BMP facilities**.

(315) 685-8144

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The building lots will have the required RF density setbacks of 30 ft sideyards and 30 ft front yards. Rear yard setbacks will be 50 ft or the edge of the wildflower meadows. The TSC will be 20% for each lot but the ISC will be reduced to 7,242 SF for each lot to assure 10% ISC for the entire subdivision accounting for the private road.

Conservation Subdivision options have been explored for this site and each lot could be as small as one half acre. From past experience, this make for a tight lot with an alternative septic system and expansion area to have a reasonable sized family home with decks and potential swimming pools. It is also a goal to have a **traditional style** street rather than a narrower, private conservation road and shared driveways.

Land Suitability Analysis

Existing Land Use: This property is in the RR District outside the Lake Watershed Overzone. The property is primarily a agricultural field with a small portion growing into natural succession. The adjacent property is a large agricultural field to the west and south. To the northeast are residential lots that are 0.5 to 1.5 acres in size and have single family dwellings on them. The subject lot is 19 acres of mostly crop land that is not of high quality.

Steep Slopes: This property has no steep slopes over 30% grade. A section of steep slope between 12% and 30% occurs on the west side of the property 43,500 SF in area. Smaller, patches of slopes between 12% and 30%, less than 30 ft wide are east of this area and are not regulated by Town zoning. There are no significant steep slope areas of high conservation value and limited areas of moderate conservation value.

Farm Land and Wildlife Habitat: The property is mostly moderate value farm land surrounded by a hedgerow or residential lots. This area supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds. Land to the south and west of the property is active agricultural fields. The western half of this property has moderate conservation value for farm land.

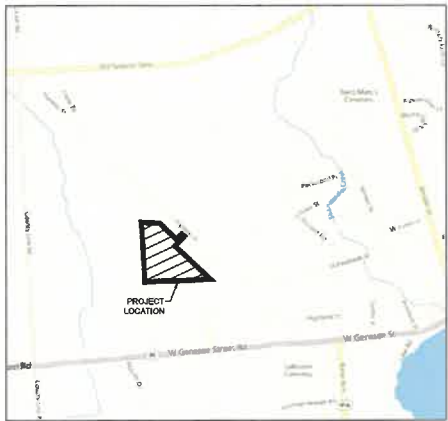
View Shed: The property is not visible from public roads in that it is surrounded by residential lots and is relatively low sloping land. There are limited views from the property on to other lands, mostly at the western half of the property. The land has low conservation values for view sheds.

Wetland Buffers and Watercourse: The property has no wetlands or water courses on it. Federal wetlands and a watercourse are located over 1,000 feet to the west. The property drains to the east. This property in not in the Lake Watershed Overzone. The land has no conservation value for wetlands or watercourses.

Overall Land Suitability Assessment: Considering the above factors, the western portion of the property has moderate conservation value for agricultural and steep sloped areas. The north east side of the property has low conservation value and is surrounded by small residential lots.

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CONTRACT DRAWINGS



LOCATION PLAN
NOT TO SCALE

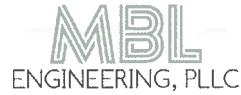
VILLAGE MEADOW SUBDIVISION

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FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

ISSUED FOR CONSTRUCTION
REVISED OCTOBER 9, 2024

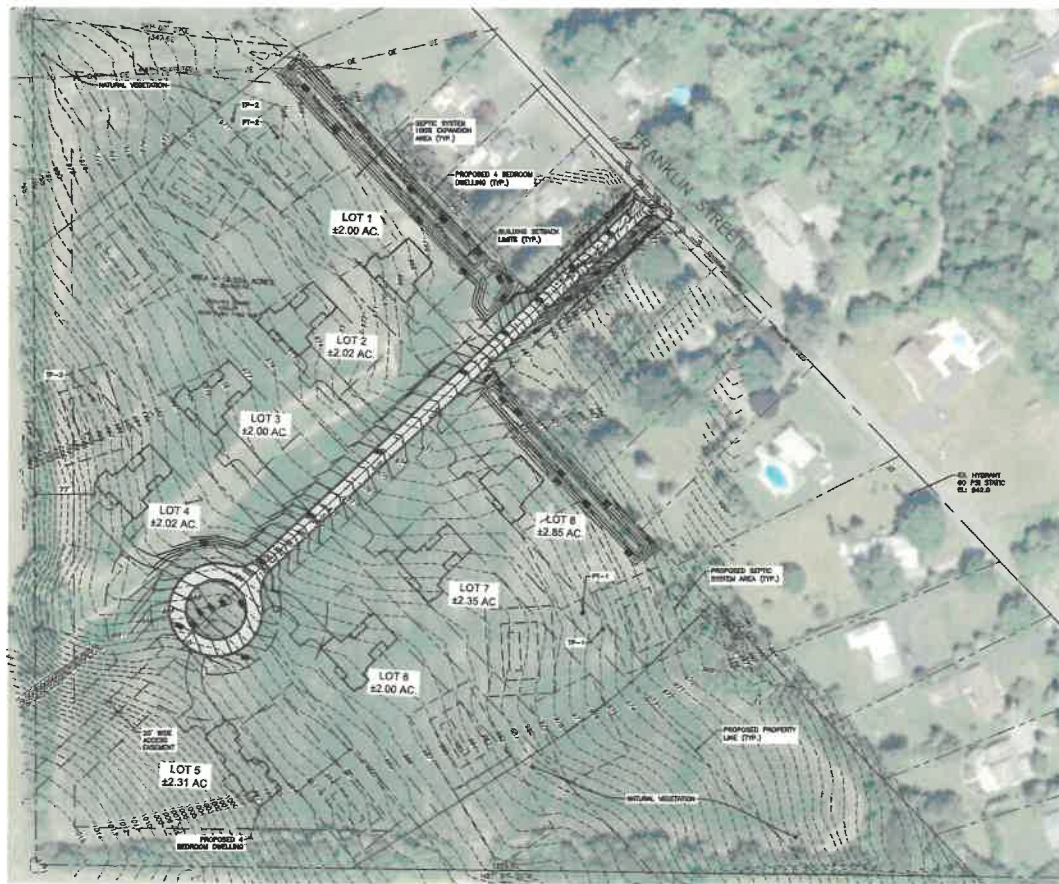


MBL ENGINEERING, PLLC
16510 BALCH PLACE
MANNSVILLE, NY 13661



DOH APPROVAL STAMP

BAND 170/25 LOT 4



PLAN
SCALE: 1"=60'

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IMPERVIOUS SURFACE COVERAGE		
	ACRES	SQUARE FEET
TOTAL SUBDIVISION AREA	19.22	837,323
TOTAL ALLOWED IBC (OPEN)	1.82	80,006
IBC BY ROAD AREA	0.68	29,700
AVAILABLE IBC FOR 8 LOTS	1.33	67,984
IBC FOR EACH LOT		7,343

BULK REGULATIONS - RURAL RESIDENTIAL DISTRICT RR - ±19.22 ACRES	
	REQUIRED
LOT SITE (MINIMUM)	2 ACRES
LOT FRONTAGE (MINIMUM)	150'
FRONT YARD	80'
SIDE YARD	30'
REAR YARD	50'
LOT COVERAGE	30% MAX.
IMPERVIOUS SURFACE COVERAGE	7,242-SF MAX. DIVERSELY
MAXIMUM BUILDING HEIGHT	30'

PERCOLATION TESTS	
TEST	RESULTS
TP-1	0-20" SILT LOAM 20-70" SILT/CLAY, SOME COBBLES 30" BOTTLED SOIL
TP-2	0-10" SILT LOAM 10-70" SILT/CLAY WITH COBBLES 30" BOTTLED SOIL
PT-1	0-24" SILT LOAM 24-80" SILT LOAM/TRACKS OF CLAY 24" BOTTLED SOIL
PT-1	810 MPH @ 10"
PT-2	895 MPH @ 10"

1. PROJECT NO.	23-190
2. PROJECT NAME	VILLAGE MEADOW
3. PROJECT LOCATION	FRANKLIN STREET
4. SHEET NO.	C-101
5. DATE	SEPTEMBER 2023
6. DRAWING TYPE	OVERALL SITE PLAN
7. DRAWING SCALE	1"=60'
8. DRAWING DATE	SEPTEMBER 2023

OVERALL
SITE PLAN

MBL
ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONDONAGA COUNTY

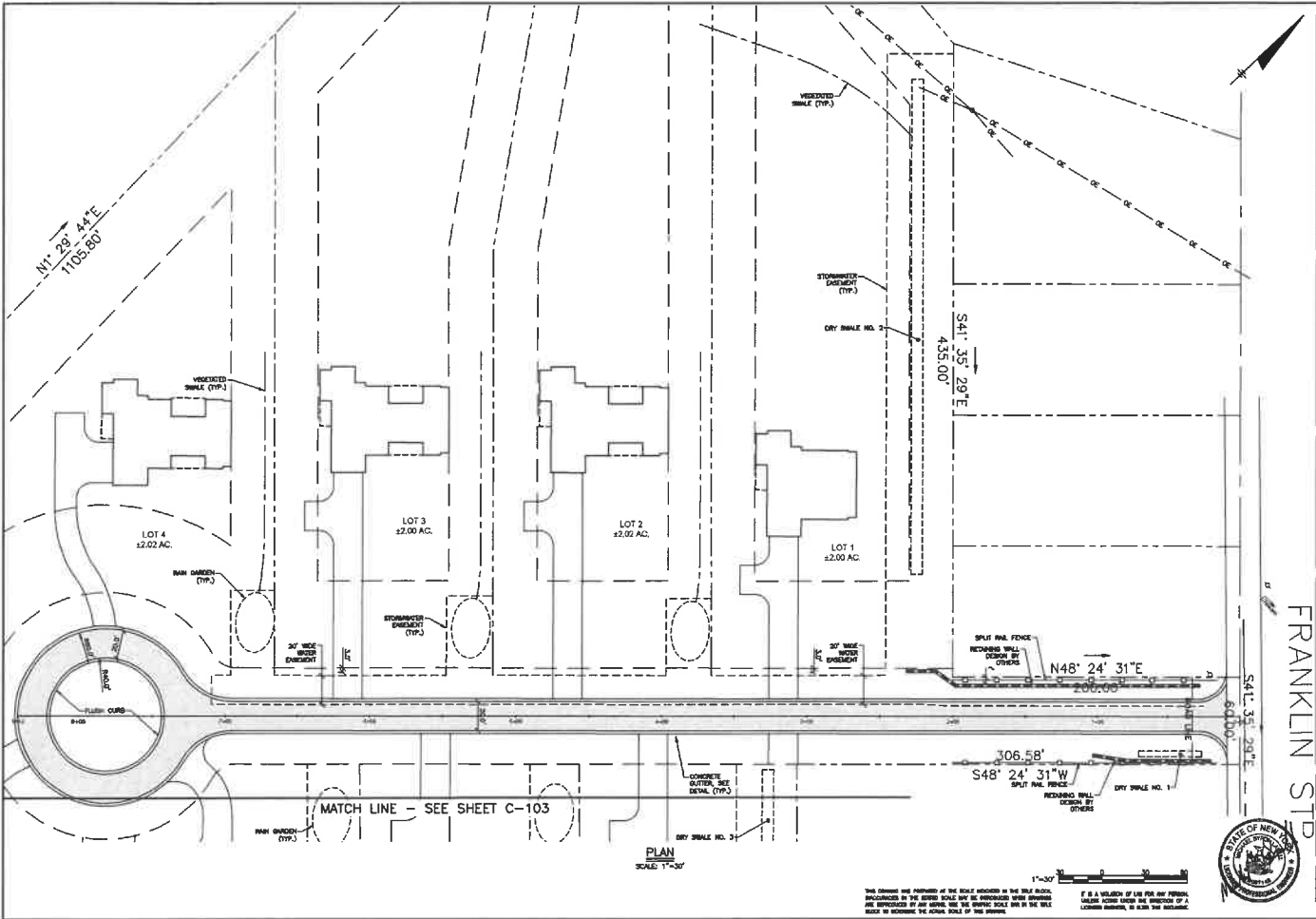
PROJECT #
23-190

DATE:
SEPTEMBER 2023

SHEET #
C-101



DATE: 8/15/24 2:11 PM



DATE: 8/15/24	DESIGNED FOR CONSTRUCTION	DRAWING RELEASE
PROJECT #	23-190	
DATE:	SEPTEMBER 2023	
SHEET #	C-102	

FRANKLIN ST

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANATELES
ONDONAGA COUNTY

MBL
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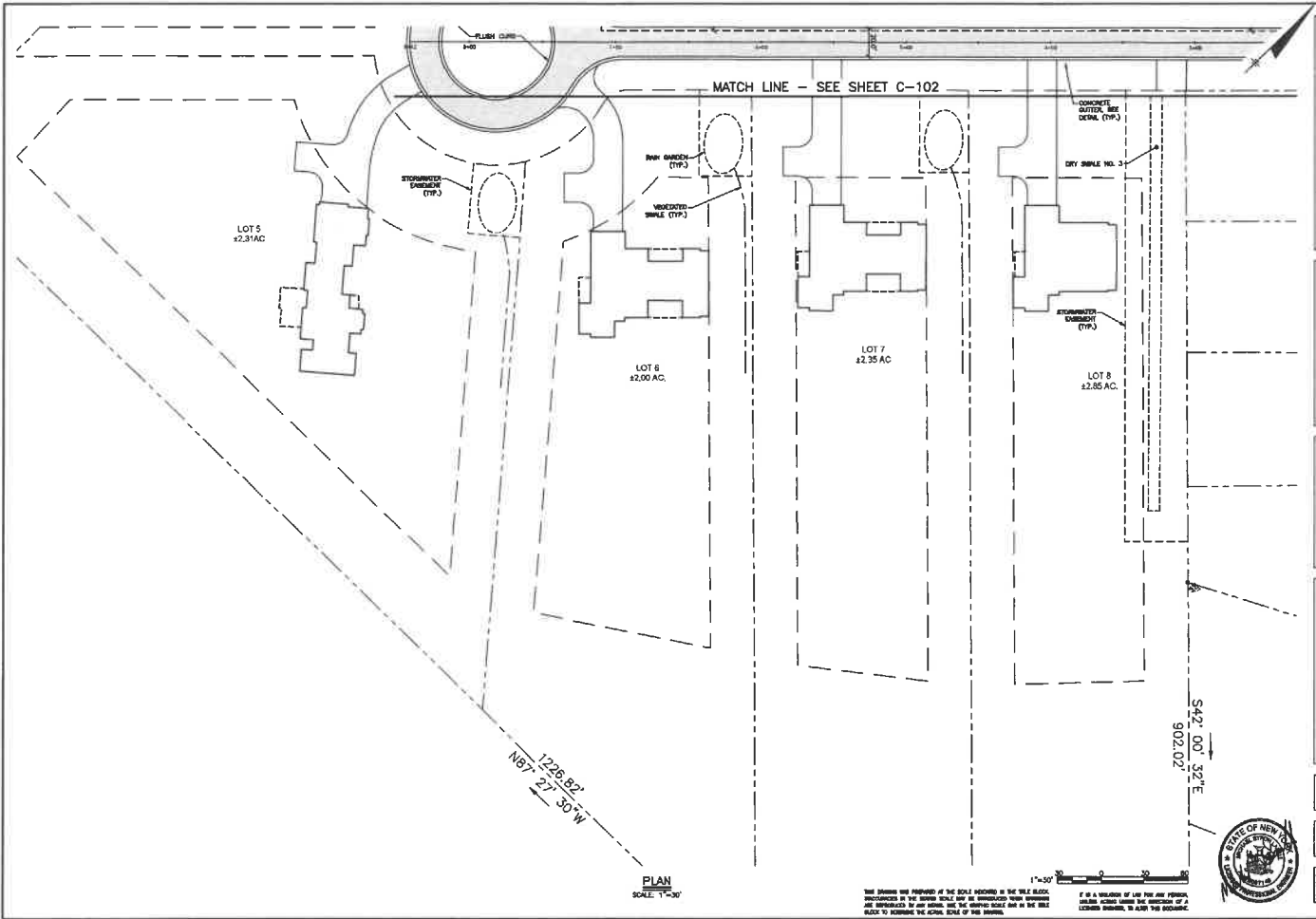
STATE OF NEW YORK
SEAL OF THE STATE ENGINEER

1"=30'

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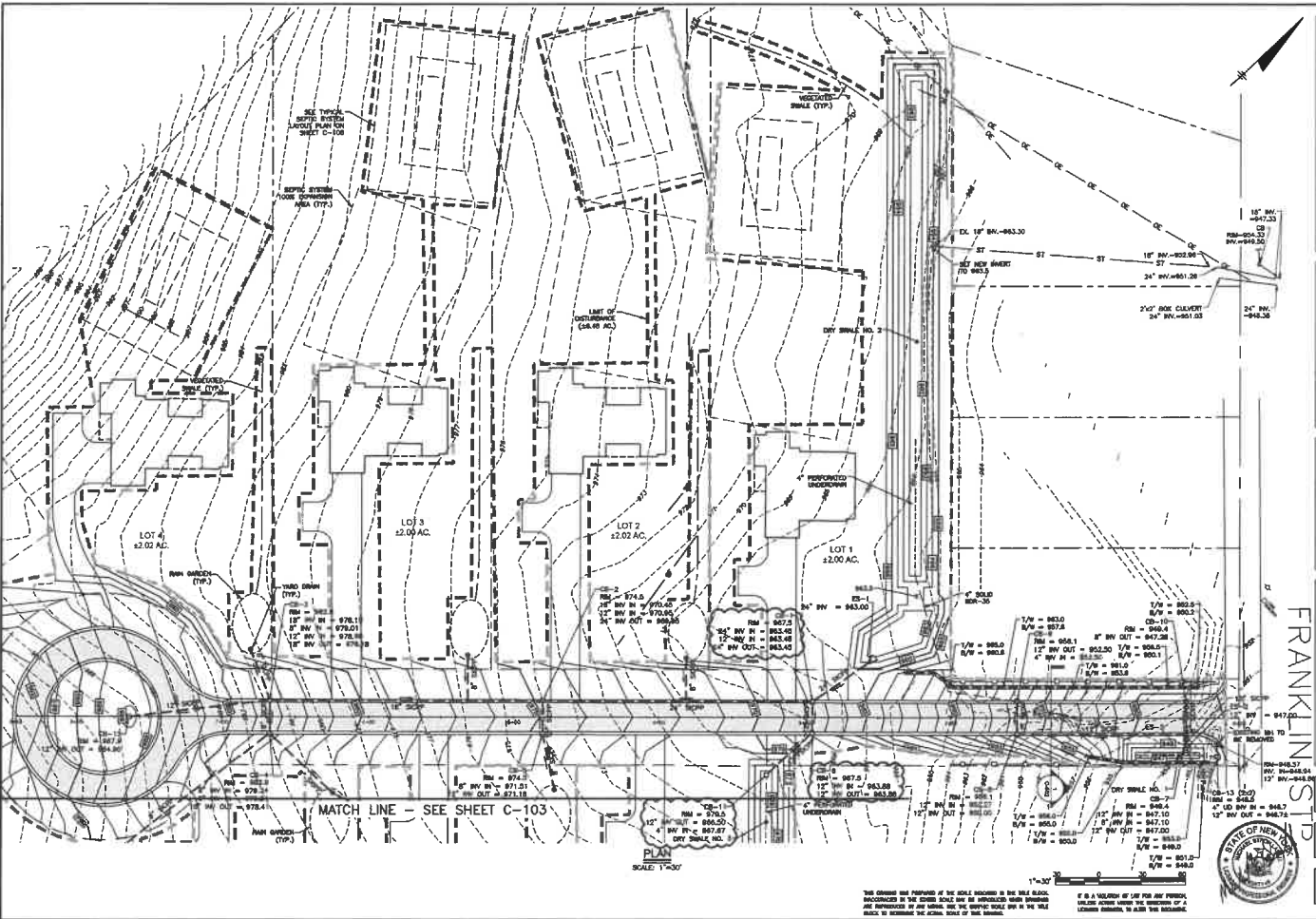
IF IS A VARIATION OF USE FOR ANY PURPOSE, PLEASE REFER TO THE RECORDS OF A LICENSED SURVEYOR, TO OBTAIN THE ORIGINAL.

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NO.	8	9/13/24	ISSUED FOR CONSTRUCTION	DIMENSIONAL RELEASE
SITE PLAN				
MBL ENGINEERING, PLLC				
VILLAGE MEADOW FRANKLIN STREET TOWN OF SCHAFFLES ONONDAGA COUNTY				
PROJECT #	23-190			
DATE:	SEPTEMBER 2023			
SHEET #	C-103			

DATE: 10/11/24 6:58 PM



NO.	DATE	DESCRIPTION
1	10/11/24	ISSUED PERMITS
2	11/15/24	REVISED PERMITS
3	01/15/25	REVISED PERMITS

SITE GRADING PLAN



FRANKLIN
 VILLAGE MEADOW
 FRANKLIN STREET
 TOWN OF SKANEATELES
 ONONDAGA COUNTY

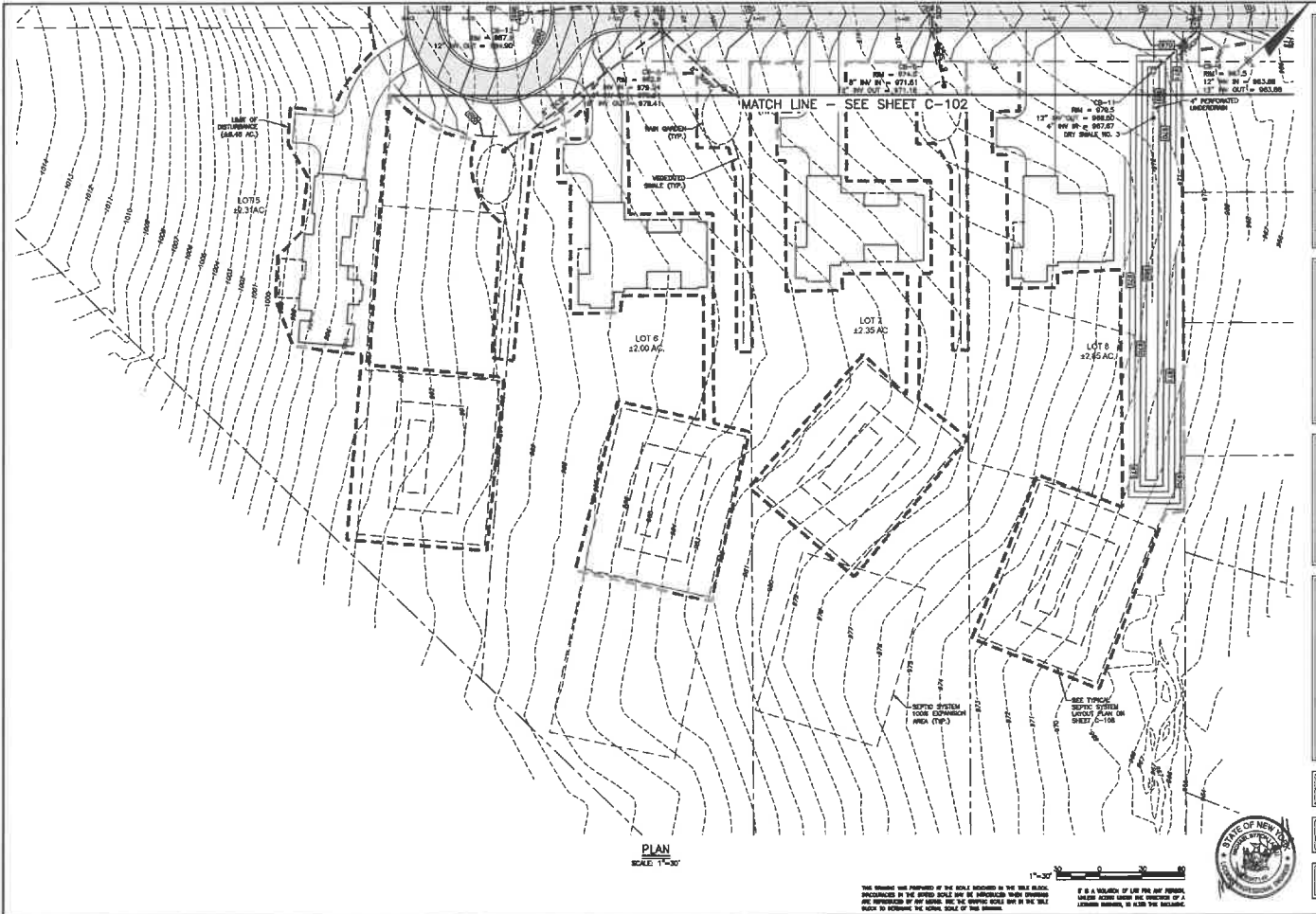
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DATE	SEPTEMBER 2023
SHEET #	C-104



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DATE: 10/14/24 3:33 PM



NO.	DATE	REVISION
0	10/14/24	ISSUED FOR CONSTRUCTION
		FOR PERMITTED UNDERGROUND

SITE GRADING PLAN

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #
23-190

DATE:
SEPTEMBER 2023

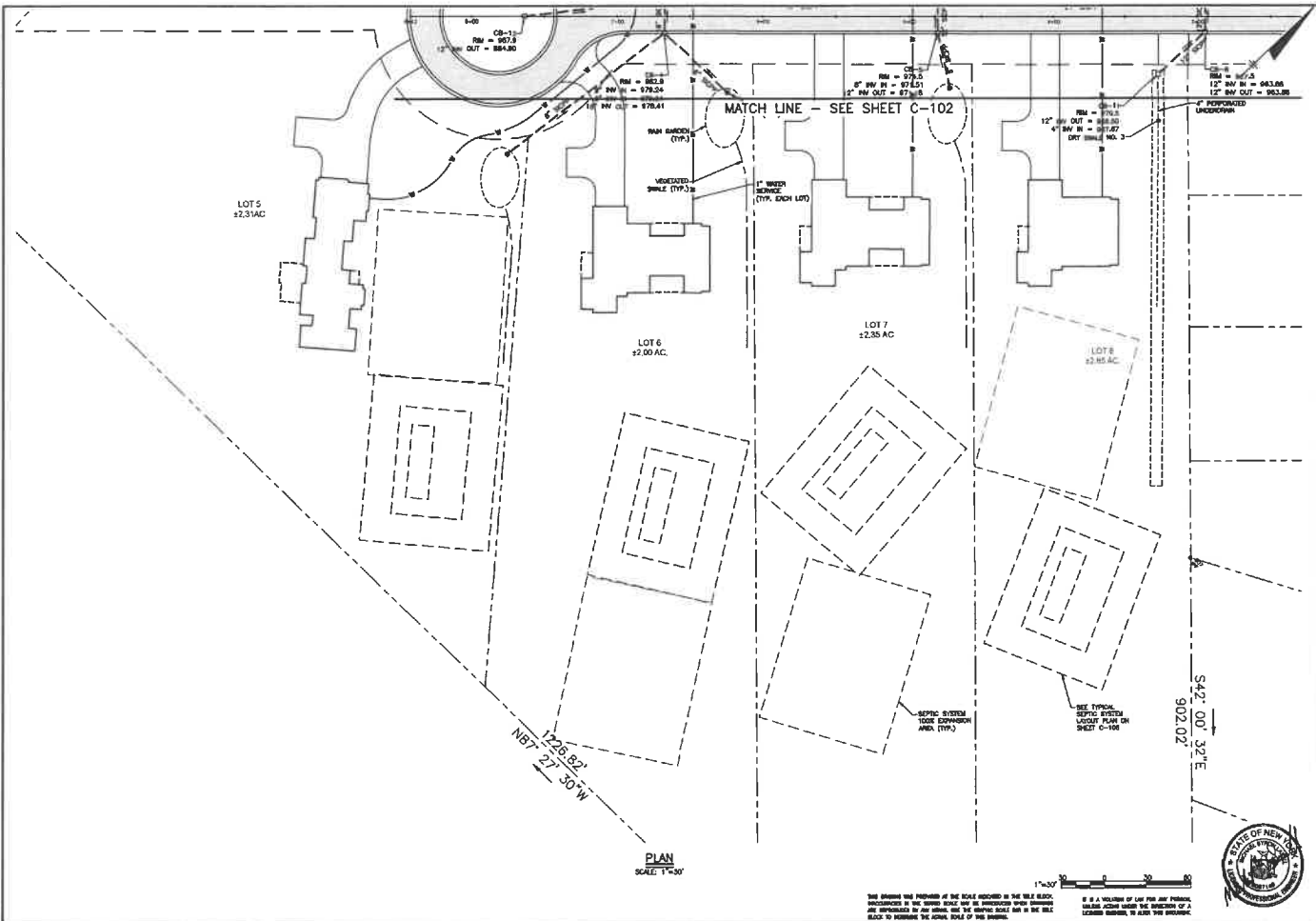
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DATE: 8/12/24 3:11 PM



DATE	8/12/24
BY	[Signature]
FOR	CONSTRUCTION
ISSUED FOR	ISSUING OFFICE

SITE UTILITY PLAN



VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SARATOGA
ONONDAGA COUNTY

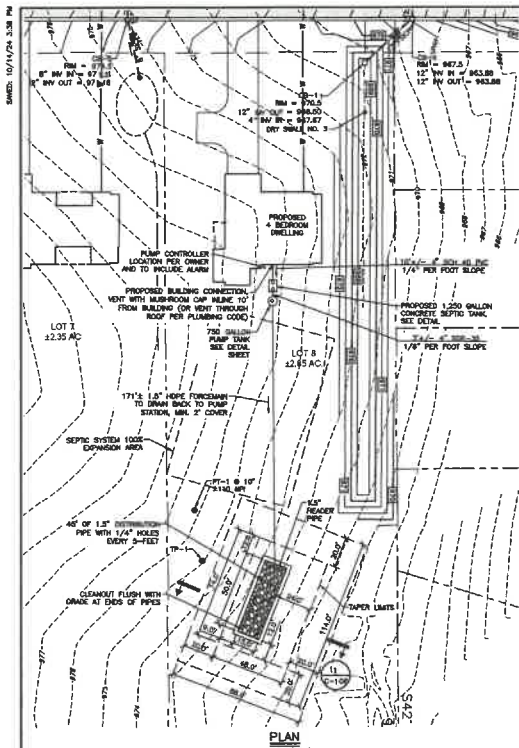
PROJECT #
23-180

DATE:
SEPTEMBER 2023

SHEET #
C-107



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SYSTEM CALCULATIONS PER APPENDIX A

INSITU SOIL: 0-20" SILT LOAM
 20-72" SILT/CLAY, SOME COMBLES
 30" SOME MOTTLED SOIL
 PERCOLATION TEST @ 10" x 10" MINIMUM
 DEPTH TO SEASONAL HIGH GROUND WATER: 30"
 SITE SLOPE: 3.0%

BASES OF DESIGN:
 4 BEDROOM DWELLING = 440 GPD
 ABSORPTION BED AREA: 440 GPD/0.4 GPD/SF = 1100-SF
 ABSORPTION BED CHARACTER: 10-50" = 700-SF
 MOUND AREA OVER STREAM ONLY = 2,250-SF
 DISTRIBUTION NETWORK: (3) 40' LONG DISTRIBUTION PIPES WITH 1/4" HOLES EVERY 8' O.C.

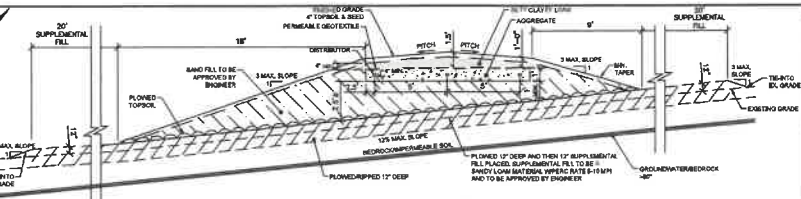
MOUND SAND SPECIFICATIONS

Percolation rate:	1-5 GPD
Uniformity coefficient:	1.48-2.00
Grain size distribution:	10% finer than #20 sieve
Coarse material passing #20 sieve:	Less than 15% by weight
Medium to coarse sand:	At least 25% by weight
Uniformity Coefficient:	1.25-1.75
Grain size:	0.15 - 0.42 mm
Uniformity Coefficient:	1.2 - 1.8

MINIMUM SEPARATION DISTANCES FROM SEPTIC SYSTEM COMPONENTS

COMPONENT	WELL	WATERBODY	DWELLING	PROPERTY LINE
SEPTIC TANK	50'	50'	10'	10'
DISTRIBUTION BOX	100'	100'	20'	10'
ABSORPTION FIELD	100'	100'	20'	10'

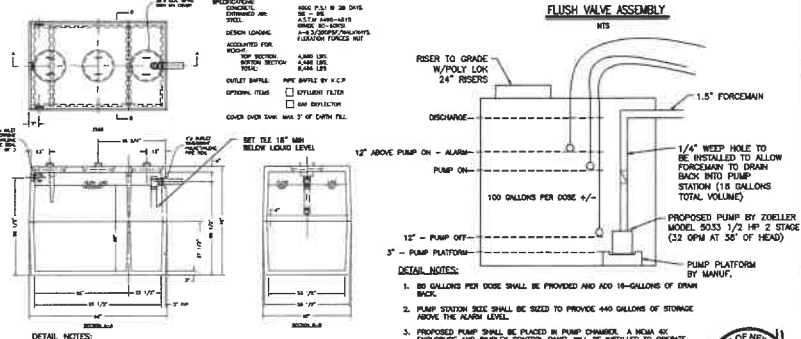
- GENERAL INSTALLATION NOTES:**
- CONCRETE SEPTIC TANK TO BE INSTALLED ON A 3-INCH BED OF PEA GRAVEL OR 8-INCHES OF AGGREGATE TO PROVIDE PROPER LEVELING AND DRAINAGE. THE TANK AND BOX SHALL MEET THE REQUIREMENTS OF APPENDIX 70A.
 - SEPTIC TANK ACCESS COVERS SHALL NOT BE MORE THAN 12-INCHES BELOW GRADE.
 - COLLECTION SYSTEM AND OTHER PIPING SHALL BE 304-SS, MADE IN ACCORDANCE WITH ASTM D-3034 (EXCEPT ABSORPTION FIELD OR WHERE OTHERWISE NOTED ON PLANS).
 - WORK TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS. CHANGES REQUIRE ENGINEER REVIEW AND APPROVAL.
 - SEPTIC TANK SHOULD BE INSPECTED AND PUMPED OUT AS NECESSARY EVERY THREE YEARS. IF SEASONABLE HIGH GROUND WATER EXISTS OUTSIDE THE SEPTIC SHALL NOT BE PUMPED OUT COMPLETELY TO PREVENT FLOUDDING.
 - FLOOR DRAINS SHALL NOT BE TIED TO SEPTIC TANK SYSTEM. IF FLOOR DRAINS ARE PRESENT THEY SHALL BE CONNECTED TO TANK FOR SCHEDULED PUMP OUT.
 - THE CONTRACTOR SHALL COORDINATE WITH ENGINEER TO HAVE THE SYSTEM INSTALLATION INSPECTED PRIOR TO BACKFILLING TO CERTIFY THE SYSTEM IS INSTALLED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE REGULATIONS.
ENGINEER: MICHAEL LABELL, PH.D. 315.484.0001
 - CORRECTING MATERIAL/PRODUCT DEFICIENCIES IS THE RESPONSIBILITY OF THE MANUFACTURER/SUPPLIER. WORKMANSHIP IS THE RESPONSIBILITY OF THE INSTALLER. THE UNDERSIGNED ENGINEER DOES NOT GUARANTEE OR WARRANT EITHER OF THE ABOVE.
 - NO GUARANTEE AS TO THE FUNCTIONALITY OR LIFE EXPECTANCY OF THE SEPTIC SYSTEM IS WARRANTED OR IMPLIED BY THE ENGINEER.
 - THIS SEPTIC SYSTEM IS DESIGNED FOR USE WITH BIODEGRADABLE PRODUCTS ONLY. USE OF ANY OTHER PRODUCTS MAY CAUSE PREMATURE FAILURE.



SECTION 1
NOT TO SCALE

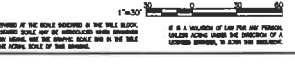
- SECTION NOTES:**
- THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE STARTING CONSTRUCTION IN ORDER TO ARRANGE FOR INSPECTION OF THE PROPOSED FILL MATERIALS AND ITS PLACEMENT AND STABILIZATION.
 - AREA BENEATH LEACHFIELD SHALL BE PROTECTED FROM HEAVY EQUIPMENT. AREA SHALL HAVE LEAVES/BRUSH REMOVED BY THE ROOT SYSTEM SHALL REMAIN. OTHER VEGETATION SHALL BE CUT AS CLOSE TO GRADES AS POSSIBLE AND REMOVED. AREA THEN SHALL BE PLACED 12" A MINIMUM OF 30-FEET OUTSIDE OF THE SEAL AREA AND APPROVED FILL GENTLY PLACED IN THE LEACH AREA.
 - SAND SHALL BE PLACED AND COMPACTED USING LIGHT TRACKED EQUIPMENT.
 - THE ABSORPTION AREA IS THEN FORMED WITHIN THE MOUND AFTER THE MOUND IS CONSTRUCTED. A MINIMUM OF 6" OF AGGREGATE SHALL BE PLACED BENEATH THE DISTRIBUTION LINES.
 - A PERMEABLE GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE ABSORPTION AREA.
 - A MINIMUM OF 6" OF CLAYST LOAM TO BE PLACED OVER TOP OF THE ABSORPTION AREA PRIOR TO TOPSOIL.
 - END CAPS SHALL BE INSTALLED AT THE END OF EACH RUN.
 - CONTRACTOR TO MEET REQUIREMENTS OF THE HYSDON DESIGN HANDBOOK FOR RESIDENTIAL WASTEWATER TREATMENT SYSTEMS AND LOCAL REGULATIONS.

MOUND SYSTEM SECTION
NOT TO SCALE



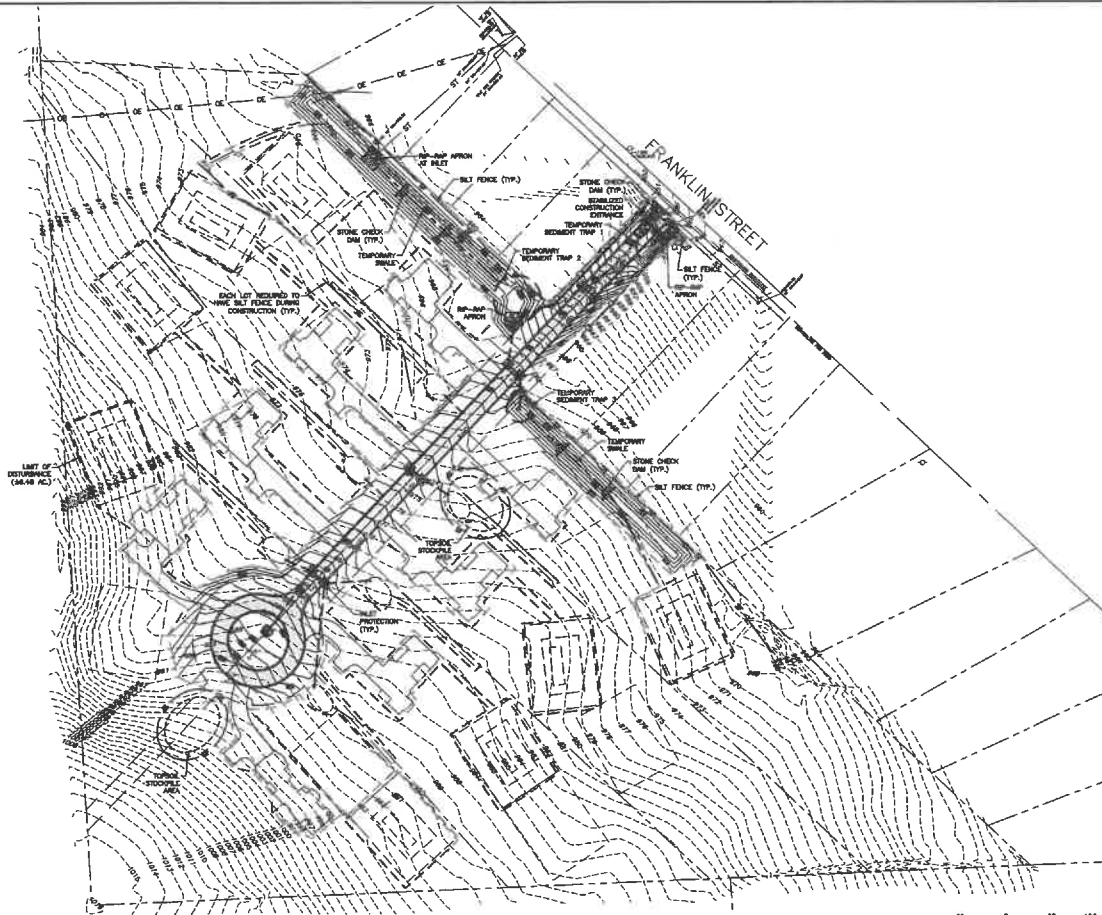
- DETAIL NOTES:**
- TANK TO HAVE INFLUENT BAFLE AND OUTLET SANITARY TEE.
 - TANK EXCAVATION AND BACKFILL SHALL BE PER MANUFACTURERS REQUIREMENTS.
 - PROVIDE WATER TIGHT COVERS AND RISER TO GRADE.
 - TANK TO BE SET ON 12" PEA GRAVEL.

PUMP CONTROL SCHEMATIC
NOT TO SCALE



6/13/24 ESTD FOR CONSTRUCTION DRAWING RELEASE
 DATE
 SEPTIC SYSTEM LAYOUT PLAN, SECTIONS & DETAILS
 MBL ENGINEERING, PLLC
 VILLAGE MEADOW FRANKLIN STREET TOWN OF SHARPLES ONONDAGA COUNTY
 PROJECT # 23-190
 DATE: SEPTEMBER 2023
 SHEET # C-108

DATE: 9/13/24 2:17 PM



PLAN
SCALE: 1"=60'

1"=60' 0 60 120

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PROJECT #	23-190
DATE	SEPTEMBER 2023
SHEET #	C-109
PROJECT NAME	VILLAGE MEADOW FRANKLIN STREET TOWN OF SKANATELES ONONDAGA COUNTY
ENGINEER	MBL ENGINEERING, PLLC
DATE	9/13/24
SCALE	AS SHOWN
PROJECT TYPE	EROSION CONTROL

OVERALL
ESC PLAN

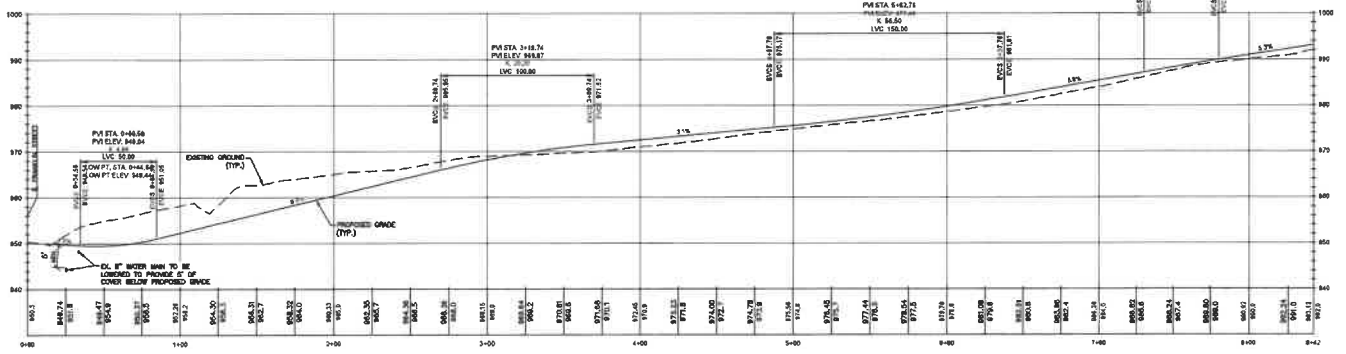


VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANATELES
ONONDAGA COUNTY

PROJECT #
23-190

DATE:
SEPTEMBER 2023

SHEET #
C-109



ROAD CENTERLINE PROFILE
SCALE HORIZ. 1"=111'
SCALE VERT. 1"=10'



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DATE	8/12/24	DESIGNED FOR CONSTRUCTION	DRAWING RELEASE
NO.			

ROAD CENTERLINE PROFILE



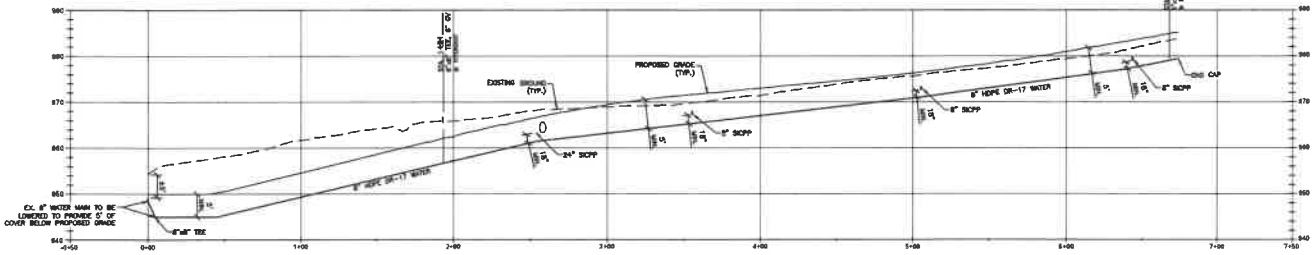
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONDONAGA COUNTY

PROJECT # 23-190

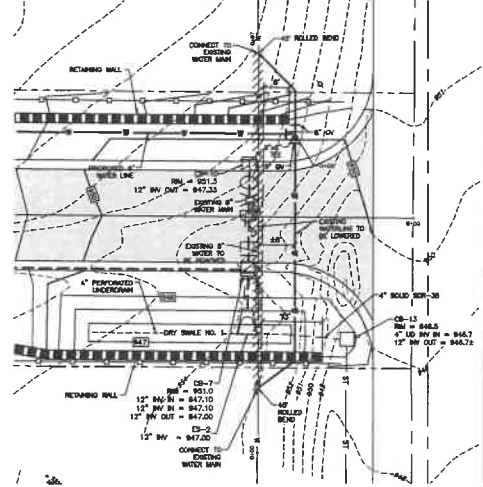
DATE: SEPTEMBER 2023

SHEET # C-201

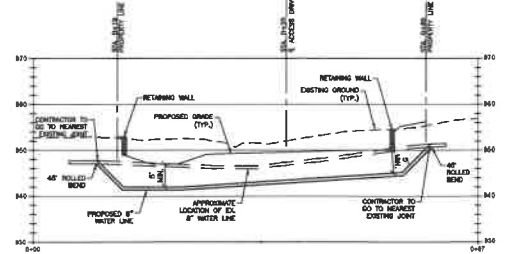
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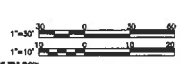
WATERLINE PROFILE
SCALE: HORIZ. 1"=30'
VERT. 1"=10'



ENLARGED WATERLINE CONNECTION PLAN
SCALE: 1"=10'



ENLARGED WATERLINE PROFILE
SCALE: HORIZ. 1"=30'
VERT. 1"=10'



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NO.	DATE
0	9/17/24
DESIGNED FOR CONSTRUCTION DRAWING ONLY	

WATERLINE PROFILE



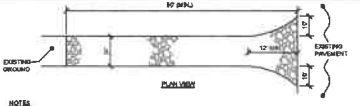
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SENECALES
ONONDAGA COUNTY

PROJECT #
23-100

DATE:
SEPTEMBER 2023

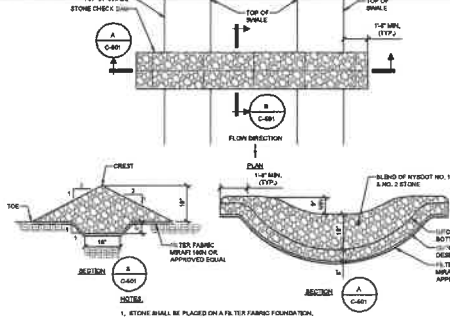
SHEET #
C-202

DATE: 8/12/24 2:52 PM

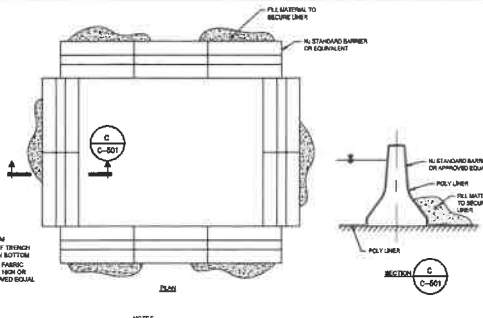


- NOTE:**
- STONE SIZE: 1/2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH: AS REQUIRED, BUT NOT LESS THAN 60 FEET.
 - THICKNESS: NOT LESS THAN 4".
 - WIDTH: MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE EGREGES OCCURE.
 - FILTER FABRIC: BARRIERS MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SERVICE WEIRS: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS NOT POSSIBLE, A MOUNTAIN BEAM 2" WIDE (MIN) WITH 1:1 SLOPES SHALL BE INSTALLED.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OR SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC PERIODS OF DRAINING WITH ADDITIONAL STONE AS CONSTRUCTION SCHEDULES AND REPAIR AND/OR CLEAN OUT OF ANY MATERIALS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING: VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ON PUBLIC RIGHTS-OF-WAY. THESE WASHINGS SHOULD BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO ADJACENT SEDIMENT BASIN.
 - INSPECTION AND MAINTENANCE: INSPECTION AND MAINTENANCE SHALL BE PROVIDED BY THE PROJECT STORMWATER POLLUTION PREVENTION PLAN.
 - CONTRACTOR SHALL FIELD LOCATE AS REQUIRED WITH APPROVAL BY THE OWNER'S REPRESENTATIVE.

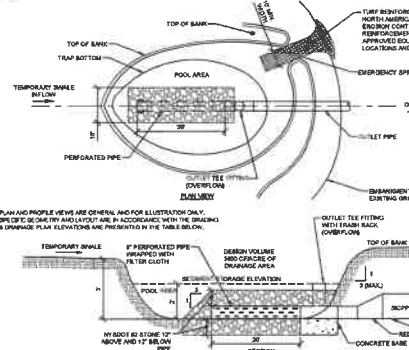
A STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



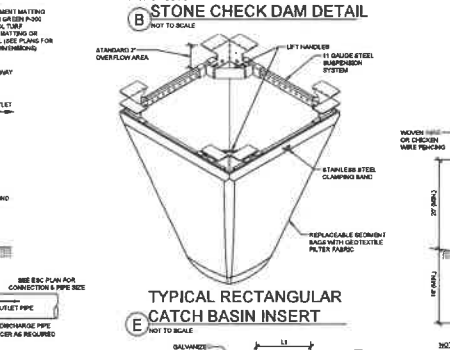
B STONE CHECK DAM DETAIL
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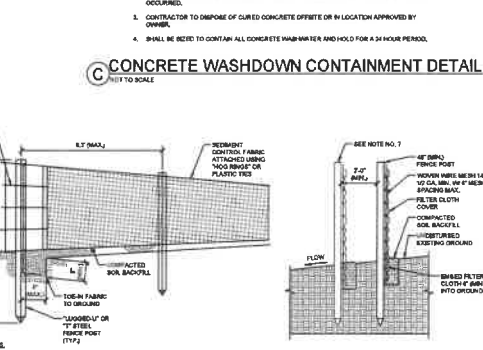
C CONCRETE WASHDOWN CONTAINMENT DETAIL
NOT TO SCALE



E TYPICAL RECTANGULAR CATCH BASIN INSERT
NOT TO SCALE



F RIP-RAP APRON DETAIL
NOT TO SCALE



D TEMPORARY PIPE OUTLET SEDIMENT TRAP DETAIL
NOT TO SCALE

- NOTE:**
- TRAP SHALL BE FIELD LOCATED IN AN AREA CONTRASTING OF SOIL COMPOSITION ACTIVITIES AND IN AN AREA TO WHICH STORMWATER RUNOFF FROM THE CONSTRUCTION SITE CAN BE DIRECTED TO. THE TRAP SHALL NOT BE LOCATED WITHIN A PERMANENT INFILTRATION AREA.
 - PIPE SHALL BE PERMANENTLY WITH THE 20" DIA. HORIZONTAL SPACES OR HORIZONTAL SPACES AND HORIZONTAL SPACES AND LOCATED BY THE CONCRETE PIPING OF THE CONCRETE PIPING. THE PIPE SHALL BE WRAPPED WITH 1/2" TO 1/4" INCH HORIZONTAL CLOTH AND WRAPPED WITH GEOTEXTILE FABRIC BARRIERS (40# OR APPROVED EQUAL) SECURE WASHDOWN CLOTH HAVE TWO GEOTEXTILE FABRIC TO BARRIERS WITH STAINLESS STEEL WASH AT TOP AND BOTTOM.
 - ALL AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY WEEDY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
 - ALL FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE FROM ROOTS OR OTHER VEGETATION AS WELL AS OVER-SEEDS, STONE, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTS/DEBRIS MATERIAL. THE EMBANKMENT SHALL BE CONTACTED BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE 5' MAXIMUM AT CENTERLINE OF EMBANKMENT.
 - FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE FOOT WITH SECTION NEAREST ENTRANCE PLACED ON TOP. FABRIC SHALL BE BEMBEDDED AT LEAST 6" INTO EXISTING GRADE AT ENTRANCE OF OUTLET CHANNEL.
 - CONSTRUCT RIP-RAP APRON AT PIPE OUTLET USING 12" DIA. STONE AND A LAYER OF GEOTEXTILE FABRIC BARRIERS OR APPROVED EQUALS. REFER TO RIP-RAP APRON DETAIL ON SHEET C-501.
 - SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE HEIGHT OF THE RIPER PIPE. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - THE SEDIMENT TRAPS SHALL BE INSPECTED AFTER EACH RAIN EVENT AND REPAIRED AS NEEDED.
 - WATER FROM LEAKING DURING OPERATIONS SHALL BE DIVERTED OR TRANSPORTED TO A SEDIMENT TRAP BEFORE BEING DISCHARGED OFF-SITE. ALTERNATIVE TREATMENT METHODS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.

G SILT FENCE DETAIL
NOT TO SCALE

PIPE SIZE	WV	PC	LT
12"	4'	8'	12'
18"	6'	12'	18'

- NOTE:**
- SILT FENCE SHALL BE PLACED AS INDICATED ON THE EROSION CONTROL PLAN.
 - WASHDOWN FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WASHDOWN FENCE WITH TIES SPACED EVERY 3' AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH JOIN, EACH OTHER THEY SHALL BE OVERLAPPED BY 6" INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 - FENCE TO BE ALIGNED ALONG CONTOUR AS CLOSELY AS POSSIBLE.
 - FENCE SHALL BE DOUBLE AT THE TOE OF ALL SLOPES GREATER THAN 4:1 AND ADJACENT TO WATER ROCKER, WEIR AND ALL ENVIRONMENTAL SENSITIVE AREAS.

H ESC DETAILS

DATE: 8/12/24 2:52 PM

U. B. L. / N. / T. / REVISED FOR CONSTRUCTION DRAWING RELEASE

ESC DETAILS

MBL ENGINEERING, PLLC

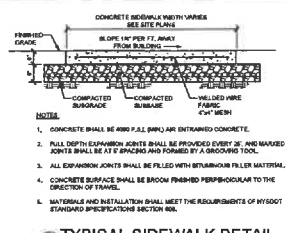
VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ORONONGUA COUNTY

PROJECT # 23-190

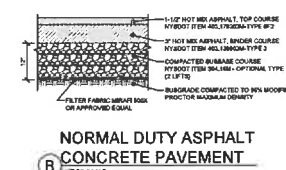
DATE: SEPTEMBER 2023

SHEET # C-501

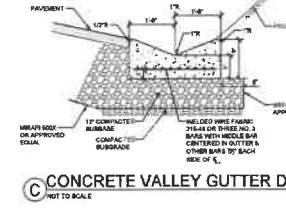
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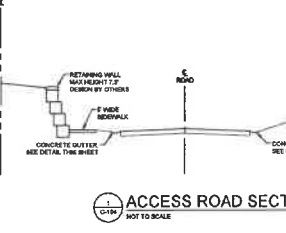
A TYPICAL SIDEWALK DETAIL
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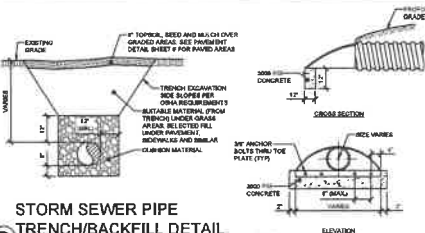
B NORMAL DUTY ASPHALT CONCRETE PAVEMENT
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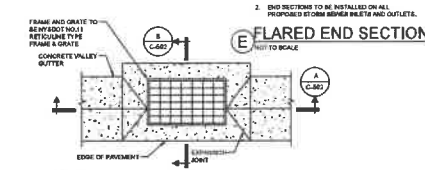
C CONCRETE VALLEY GUTTER DETAIL
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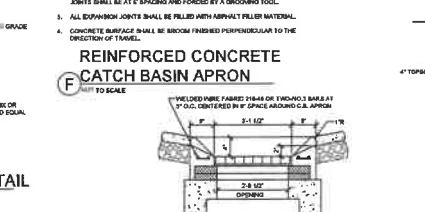
D ACCESS ROAD SECTION
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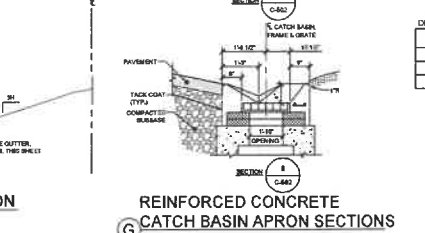
E STORM SEWER PIPE TRENCH/BACKFILL DETAIL
NOT TO SCALE



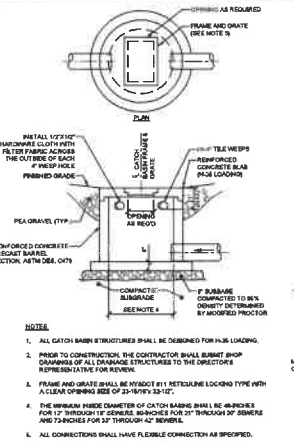
F REINFORCED CONCRETE CATCH BASIN APRON
NOT TO SCALE



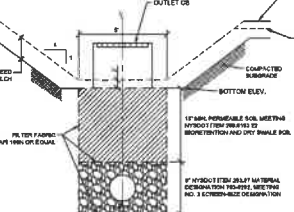
G REINFORCED CONCRETE CATCH BASIN APRON SECTIONS
NOT TO SCALE



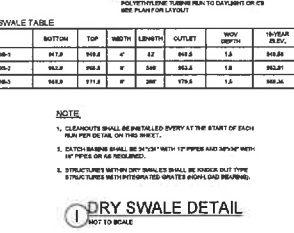
H FLARED END SECTION
NOT TO SCALE



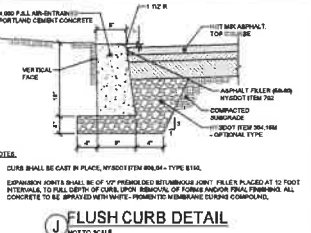
I DRY SWALE DETAIL
NOT TO SCALE



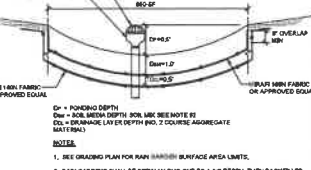
J CATCH BASIN DETAIL
NOT TO SCALE



K RAIN GARDEN SECTION
NOT TO SCALE



L FLUSH CURB DETAIL
NOT TO SCALE



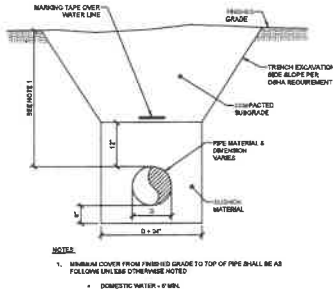
M DRY SWALE CLEANOUT
NOT TO SCALE

DRY SWALE TABLE

SECTION	BOTTOM	TOP	WIDTH	LENGTH	OUTLET	NOV. DEPTH	IN/SQ. FT. ELEV.	IN/TOT. DEPTH
DB-1	1.5' x 1.5'	3.0' x 3.0'	1.5'	12'	6\"/>			

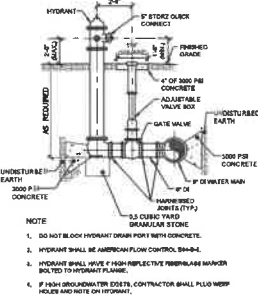
- NOTE:**
- CLEANOUTS SHALL BE INSTALLED EVERY 40' AT THE START OF EACH RUN PER DETAIL ON THIS SHEET.
 - CATCH BASINS SHALL BE 36\"/>

PROJECT # 23-190
 DATE SEPTEMBER 2023
 SHEET # C-502
 MBL ENGINEERING, PLLC
 VILLAGE MEADOW FRANKLIN STREET TOWN OF SKANEATELES ONONDAGA COUNTY
 MISCELLANEOUS DETAILS
 10/14/24 3:38 PM



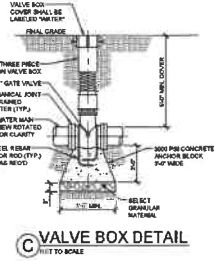
A TYPICAL TRENCH DETAIL
NOT TO SCALE

NOTE:
1. MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
• DOMESTIC WATER - 1' MIN.

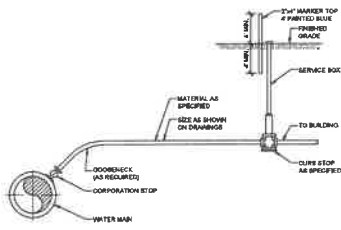


B TYPICAL HYDRANT INSTALLATION DETAIL
NOT TO SCALE

NOTE:
1. DO NOT BLOCK HYDRANT DRAWN POINT WITH CONCRETE.
2. HYDRANT SHALL BE AMERICAN FLOW CONTROL, 3#-B-1.
3. HYDRANT SHALL HAVE 1\"/>

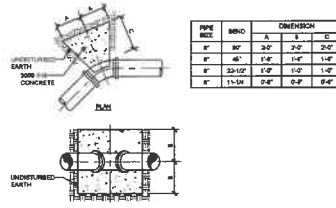


C VALVE BOX DETAIL
NOT TO SCALE



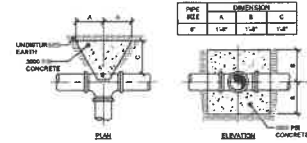
D TYPICAL WATER SERVICE INSTALLATION DETAIL
NOT TO SCALE

NOTE:
1. SERVICE CLAMP SHALL BE PROVIDED AS REQUIRED.



E TYPICAL THRUST BLOCK FOR HORIZONTAL BENDS
NOT TO SCALE

NOTE:
1. MAXIMUM DEFLECTION AT A HORIZONTAL JOINT WITH OUT A THRUST BLOCK SHALL BE 1\"/>



F TYPICAL THRUST BLOCK FOR TEE, TAP SLEEVE AND VALVE (TS&V)
NOT TO SCALE

DATE	0 9/13/24	ISSUED FOR CONSTRUCTION	DATE
BY		DRAWING RELEASE	

MISCELLANEOUS DETAILS

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #
23-190

DATE:
SEPTEMBER 2023

SHEET #
C-503

